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5 South Street
Wareham
Dorset
BH20 4LR
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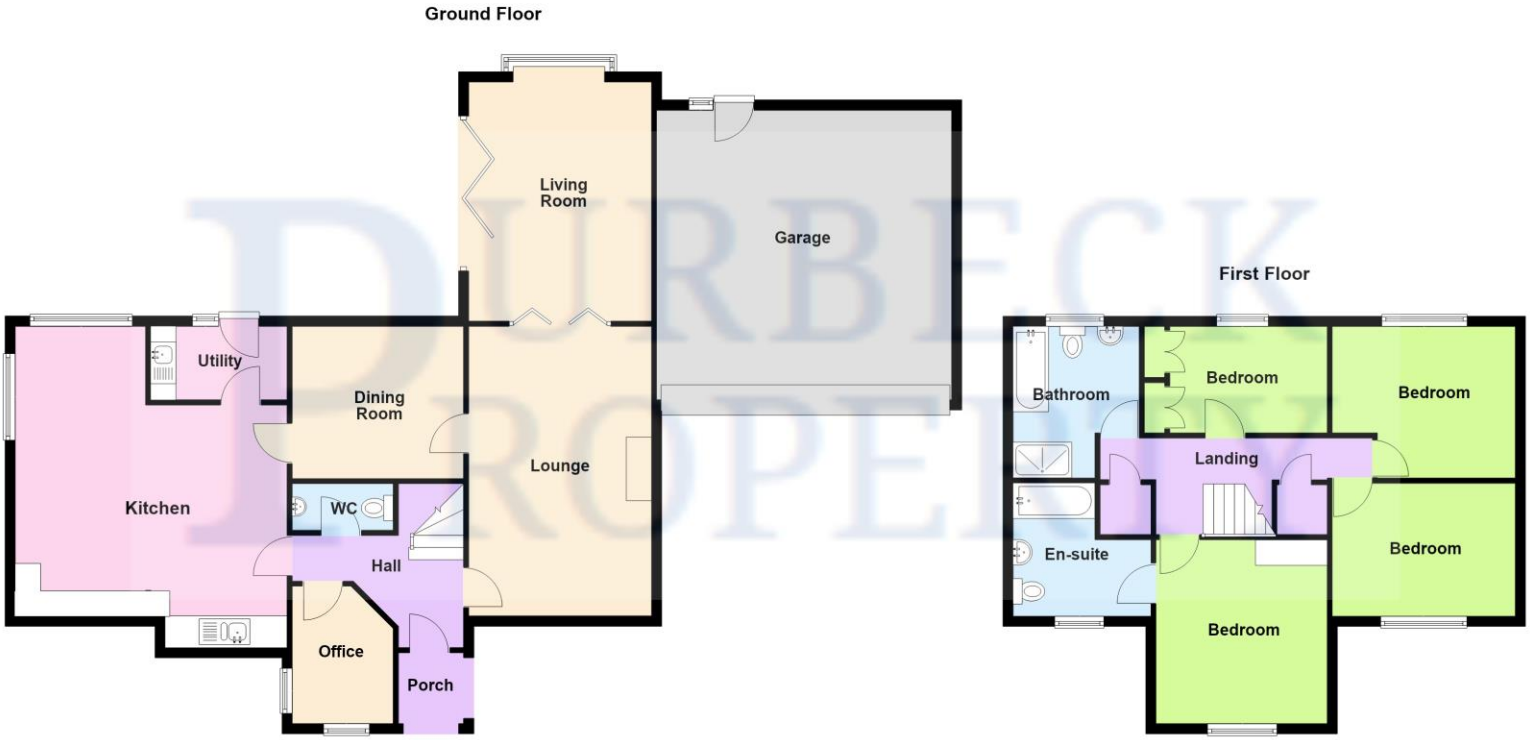
A VERY WELL PRESENTED FAMILY HOME SET IN THE SOUGHT AFTER HAMLET OF RIDGE JUST OUTSIDE OF WAREHAM TOWN CENTRE. INTERNAL VIEWING RECCOMMENDED.

Gover Close, Ridge BH20 5BU

PRICE £775,000



Total area: approx. 194.3 sq. metres (2091.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

Location

Ridge is a popular peaceful & tranquil Hamlet situated on the south bank of the River Frome in between picturesque RSPB of Arne (just 3 miles down the road) & Wareham Town Centre. Stoborough Nature Reserve & Ridge Wharf are within walking distance with popular local schools & beaches not far away. Wareham itself is a Saxon Walled town with its own train station which is on the main Weymouth to London Waterloo Line. The main focal point of the town is its Quay with boat trips to Poole Harbour, with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church & the museum. There is also a market every Saturday.

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The Property:

This immaculate family home is accessed by an opaque double glazed front door, leading through to the entrance hallway, with solid wood flooring flowing throughout, stairs to the first floor accommodation & a radiator.

The lounge has a continuation of the solid wood flooring, with a square upvc double glazed bay window to the front aspect with a radiator beneath. There is a fireplace with an inset flame effect gas fire & glass panelled concertina doors lead through into the garden room.

Solid wood flooring flows through into the garden room, with views of the garden & out to the Stobrough common. Upvc double glazed bi-folding doors lead to the patio area. An additional upvc double glazed square bay window overlooks the garden, with a radiator beneath. The room benefits from a vaulted ceiling with three double glazed Velux windows with pull down blinds & an inset cupboard with shelving above.

The dining room comprises of a upvc double glazed window overlooking the rear garden, with a radiator beneath.

The spacious kitchen/breakfast room has a matching range of cupboards at base & eye level, with soft closing drawers & pan drawers. A four ring ceramic hob is set into the work surface, with a double oven/grill to the side. Further appliances include a fridge & a freezer, with space & plumbing for a dishwasher. The work surface incorporates a tiered breakfast bar with power points. The room has two radiators & enjoys a triple aspect, with upvc double glazed windows to the front, side & rear aspects. The breakfast area has space for a table & chairs. A one and a quarter bowl sink is set into the work surface, with splashback tiling surrounding, cupboards & drawers below.

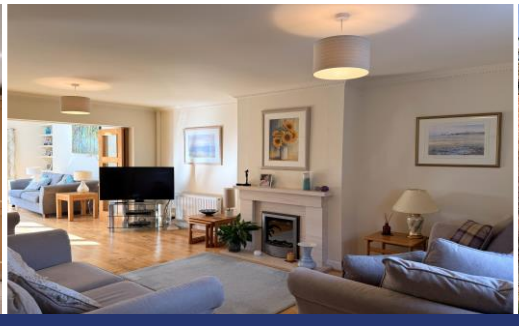
The utility room has a matching range of cupboards at base & eye level, with a sink & side drainer set into the work surface, with splashback tiling surrounding. There is space & plumbing for a washing machine. A upvc double glazed door, with a matching window to the side, leads out to the rear patio area.

The study comprises of upvc double glazed windows to the front & side aspects, & a radiator.

The downstairs cloakroom comprises of a WC, a floating wash hand basin with splashback tiling surrounding & an extractor fan.

Stairs lead up to the first floor accommodation, where the spacious landing has access to the loft via a hatch, a cupboard housing the hot water tank with shelving above, & an over the stairs cupboard with storage space & a hanging rail.

The master bedroom has a upvc double glazed window overlooking the front aspect, with a radiator beneath. The room benefits from an en suite comprising of a WC, a floating wash hand basin, a bath with shower attachment. Additionally there is floor to ceiling tiling, tiled flooring, a heated towel rail & a upvc double glazed window to the front aspect.



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The second bedroom is a double sized room with a upvc double glazed window overlooking the rear garden, with a radiator beneath & views out to Stoborough Common. The room has a useful alcove, ideal for a wardrobe.

The third bedroom is a double-sized room with a upvc double glazed window overlooking the front aspect.

The fourth bedroom is a single sized room with a upvc double glazed window overlooking the rear garden, with views out to Stoborough Common & with a radiator beneath. The room benefits from two double door fitted wardrobes.

The modern family bathroom comprises of a WC, a wash hand basin, a bath & a double shower cubicle with concertina shower doors & a wall mounted shower. The bathroom further benefits from floor to ceiling tiling, tiled flooring, a heated towel rail & a upvc double glazed window to the rear aspect.

Garden:

The front garden is laid to lawn, with a number of mature shrubs & wraps around to the side of the property.

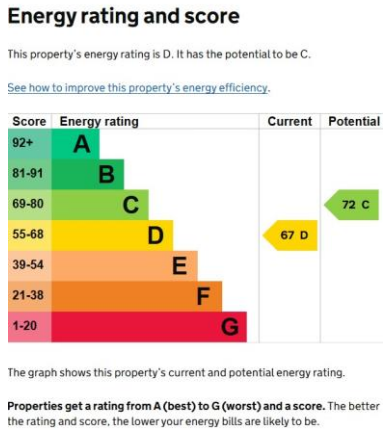
The side garden is laid to lawn, with a path flowing around the side of the property. There are a number of mature shrubs, a raised patio area, with the remainder of the garden enclosed by fencing, a number of mature shrubs, decorative rockery & a covered area at the rear of the garage. Security gates are located to either side of the property.

Garage/Parking:

The property has a double garage with an electric roller door, with a large tarmac driveway providing off road parking for a number of vehicles.

Measurements:

Lounge	18'8" (5.70m) x 11'8" (3.57m)
Dining room	10'11" (3.33m) x 9'11" (3.03m)
Kitchen/Diner	18'8" (5.71m) x 17'6" (5.35m)
Utility room	8'9" (2.67m) x 4'9" (1.48m)
Study	8'8" (2.56m) x 6'1" (1.86m)
Garden room	15'5" (4.71m) x 11'9" (3.60m)
Cloakroom	6'8" (2.03m) x 2'11" (0.89m)
Garage	19' (5.80m) x 18'7" (5.68m)
Bedroom 1	12'4" (3.77m) x 10'9" (3.30m)
En suite	8'9" (2.66m) x 8'4" (2.54m)
Bedroom 2	11'8" (3.57m) x 9'10" (3.01m)
Bedroom 3	11'8" (3.57m) x 8'7" (2.62m)
Bedroom 4	11'3" (3.45m) x 8'10" (2.10m)
Bathroom	9'10" (3m) x 8'3" (2.52m)



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